

Summary of the Process to Date

Project Objectives

As stated by the City at the outset of this project, and as echoed on page 1 of the project's *Background Study*:

"The Gallatin community believes that the City's viability and long-term sustainability is directly related to a prosperous downtown neighborhood."

It is the objective of the City that the master plan identify and respond to economic development, commercial viability, housing, recreation, and transportation issues of the area. The City envisions improving the livability of the downtown area, as well as revitalizing the commercial sector, with the adoption of the master development plan.

Project Methodology

The creation of the *Downtown Gallatin Master Plan* has followed a four-step process in which each step is logically sequenced to build upon the previous step, as follows:

Task 1.0: Research & Analysis

Task 2.0: Charrette & Concept Plan
Development

Task 3.0: Preparation of the Draft Master Plan

Task 4.0: Plan Presentations & Final Revisions

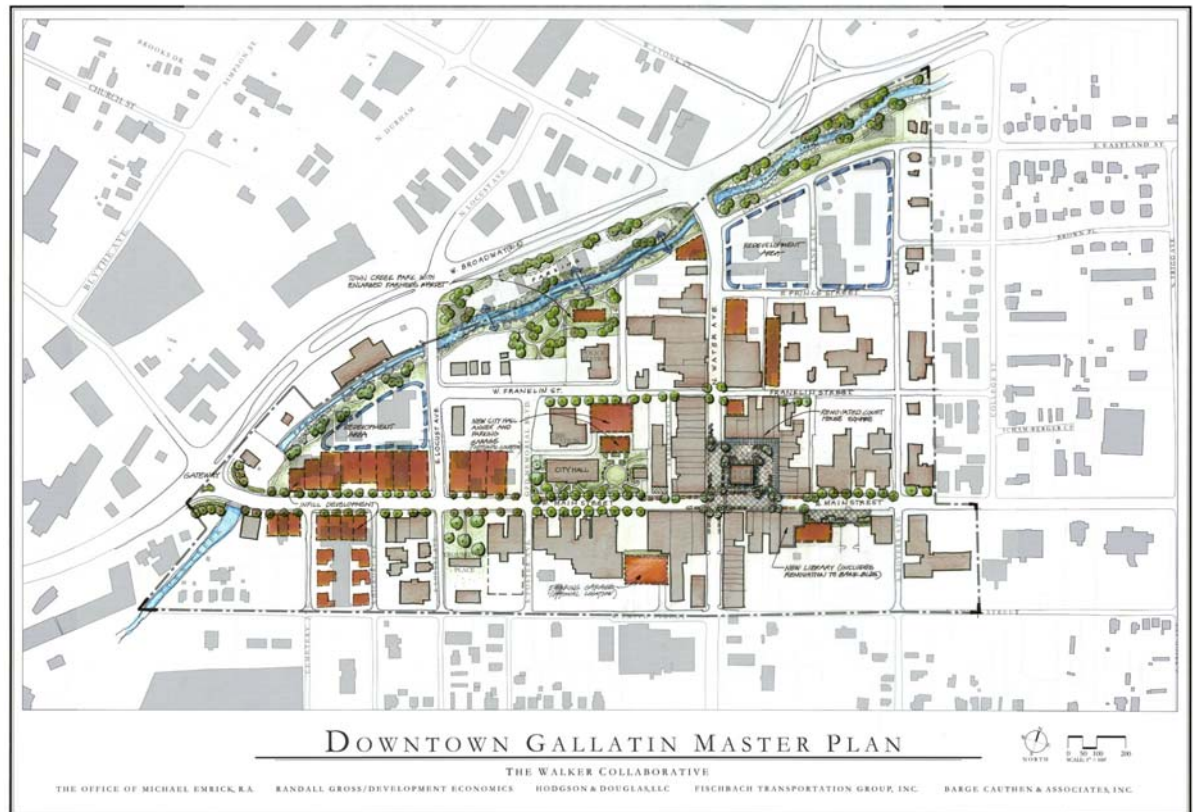
This master plan document builds upon two previous companion documents, the *Background Study* prepared in Task 1.0 and the *Concept Plan* prepared in Task 2.0. Summarized in a single graphic at right, the *Concept Plan* serves as the framework and basis for this master plan document, which elaborates on the key concepts with much greater detail.



Public project "kick-off" meeting



Public planning charrette



Concept Plan

Physical Master Plan Overview



Among the many ideas that are contained within the following pages, some of the key concepts are the following:

- 1 Downtown Library on Main Street
 - 2 City Hall Annex and Park
 - 3 Public Parking Garage (2 Optional Sites)
 - 4 Town Creek Greenway
 - 5 Farmers Market / Multi-Use Pavilion
 - 6 Public Square Enhancements
 - 7 New Sumner County Museum
- Rehabilitation of Historic Buildings
 - New Infill Development
 - Parking Enhancement and Management
 - Public Policy Amendments
 - Economic Restructuring Strategy
 - Marketing and Promotion Strategy

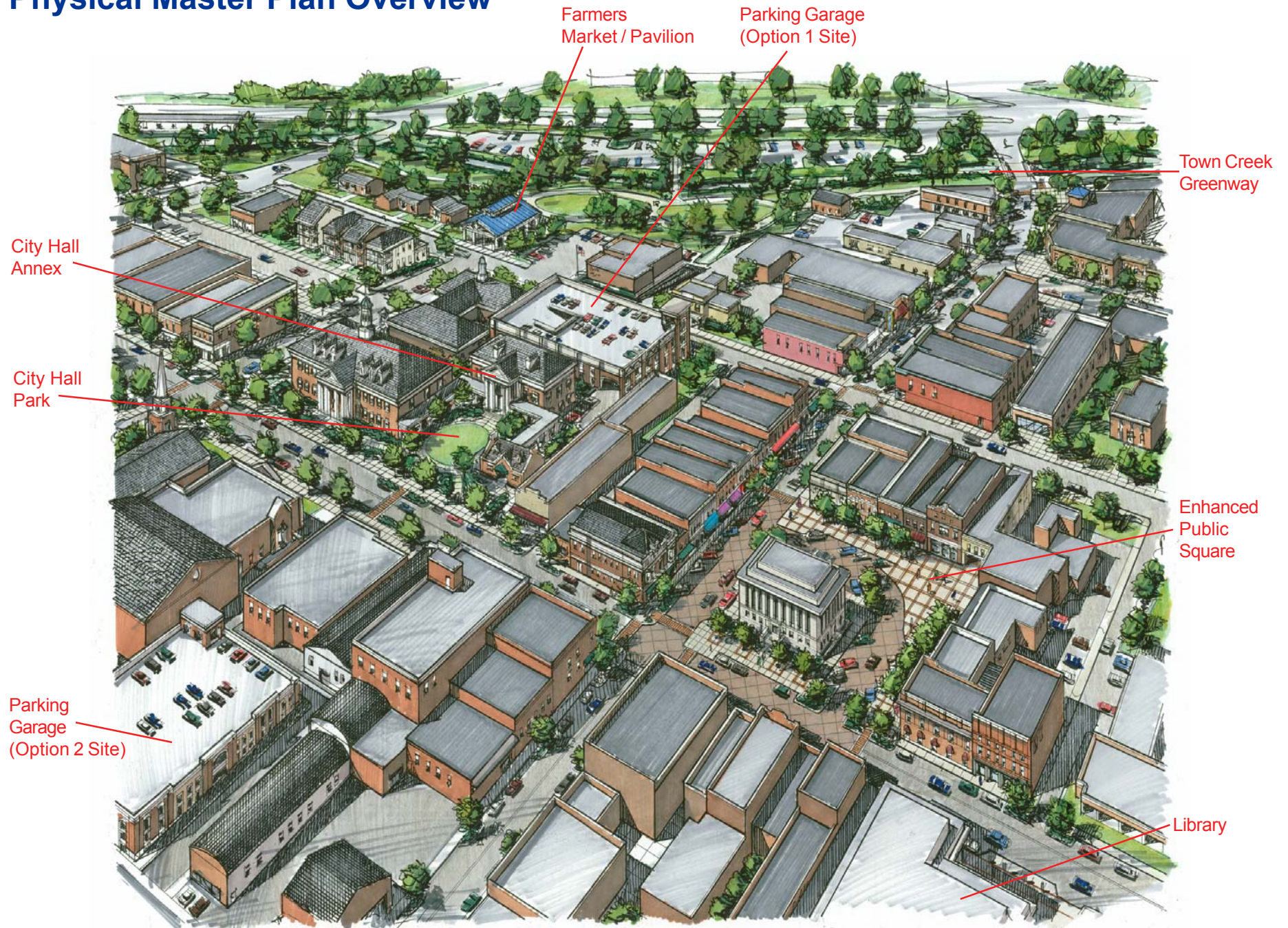
Of those who responded to the household survey conducted as part of this plan, 72% felt that the future well being of Downtown Gallatin is “very important,” and another 23% believed that it is at least “somewhat important.” Only 3% felt it was “not very important.”



Legend

-  Existing Building
-  Proposed Building

Physical Master Plan Overview

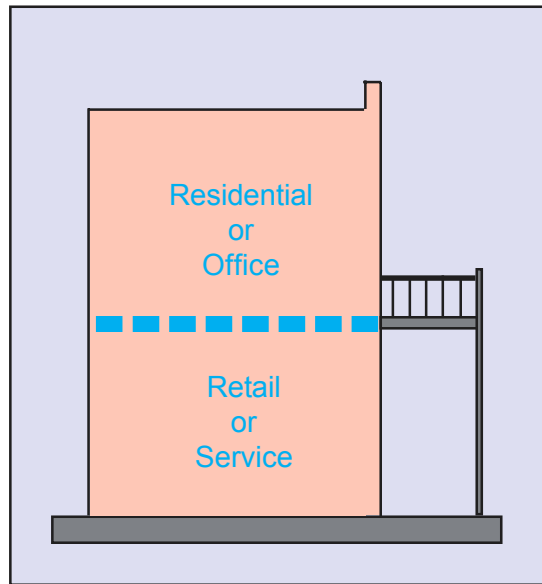


Land Uses

The purpose of the land use plan is to depict the optimal land use pattern for Downtown Gallatin based upon the proposed Master Plan. It does not necessarily mean that the existing land use zoning should be amended to literally reflect this land use plan. See page 51 for recommended public policy changes to implement this land use plan.

Land Use Principles

The following principles were used in creating this land use plan:



- Existing cohesive residential areas should be protected through a residential designation
- Existing institutional uses should be protected through an institutional designation, with the exception of isolated institutional uses that are tenants within commercial buildings.

- Single parcels should not be split by land use classifications
- Flood plains should be designated as public open space
- Mixed use should be the de facto designation for all parcels not designated as public open space, institutional or residential.

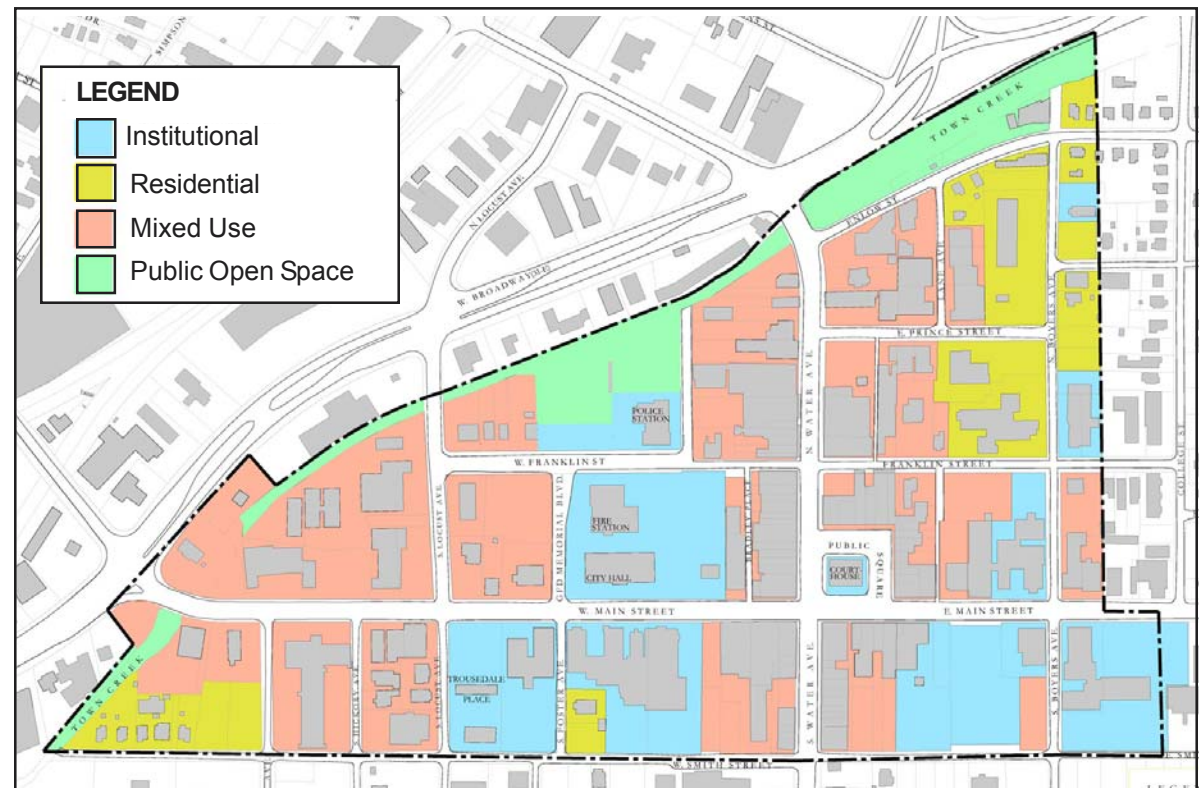
Land Use Categories

Institutional - Includes governmental, educational and religious uses.

Residential - Applies only to uses in which the ground floor is residential, as opposed to mixed use properties with upper floor residential.

Mixed Use - The optimal arrangement is ground floor retail or service uses, with upper floor residential or office uses.

Public Open Space - Owned by a public entity and accessible to the public.



Buildings: Historic Rehabilitations

There are numerous historic buildings in Downtown Gallatin that are in need of rehabilitation in accordance with federal standards - the Secretary of the Interior's Standards for Rehabilitation. While certainly not exhaustive, these three are the top priorities, including their priority level and needed improvements.



1

This building should be given the highest priority because of the dramatic improvement that can be achieved through minimal effort.

- Remove the non-original canopy
- Remove the “slip cover” facade
- Restore the original storefront



2

- Restore the upper floor windows
- Restore the original storefront



3

- Restore the original storefront
- Eliminate / restore the sign areas of the parapet facade

There are various factors that might persuade a property owner to rehabilitate their historic building. First and foremost is simply real estate market conditions that suggest sufficient demand for building space to justify a rehabilitation. Adjacent streetscape improvements are another factor that can encourage owners to restore their buildings. Confidence in the future of the downtown because of a newly adopted plan, design review district, or similar programs can also motivate owners. Some owners are persuaded by the ability to utilize the 20 percent federal investment tax credit for historic rehabilitation. And finally, encouragement by the local downtown entity, municipality and the owner's peers can often be enough to instigate a building rehabilitation.



Buildings: Historic Rehabilitations

Below is an illustration of potential building rehabilitations for the west side of North Water Avenue, between Main and Franklin Streets. This rehabilitation is a relatively cost-effective approach that stops short of a full restoration to their original historic conditions. In particular, it maintains the existing non-historic storefronts. Among the many alterations reflected in the bottom sketch are the following:

- Restoration of boarded-up second-story windows
- Replacement of inappropriate canopies with more appropriate awnings
- New signage in more logical locations that do not obscure architectural features

Of those who responded to the household survey conducted as part of this plan, 46% felt that Downtown Gallatin's single greatest strength is its historic character. That attribute received the highest rating among all of downtown's existing strengths.

